



TOWN OF DAYTON, MAINE PLANNING BOARD

Meeting Minutes
Tuesday, June 23, 2020 6:30 P.M.
Virtual Meeting

CALL TO ORDER & DETERMINATION OF QUORUM

Members Present: Shannon Belanger, Bruce Reynolds, Darren Adams, Justin Lord, and Chris Belanger

Town Employees Present: Jim Roberts (CEO) and Angela Cushman, (Treasurer/Organizer)

Meeting was called to order at 6:30 PM.

APPOINTMENTS

The Town is still in need of a Planning Board Secretary. Shannon Belanger will act as secretary for today's meeting.

MINUTES

May 19, 2020

June 9, 2020

Shannon Belanger did not have draft minutes prepared for today's meeting. The May and June minutes will be distributed for review for the next meeting.

PUBLIC HEARINGS

None.

DEVELOPMENT REVIEW & WORKSHOPS

- I. DAYTON TRAILER SALES** – John Patten, owner/ applicant. Conditional Use Permit Application seeking approval for Retail use for the sale of utility trailers. Trailers to be stored inside existing buildings and outside on the property in designated areas. The property is located off of 15 Landry Lane, which is located off of Murch Road. The property falls within the Rural Fields District and is identified as Tax Map 6, Lot 5.

Workshop Findings of Fact & Decisions for possible approval

Mr. John Patten was present.

Shannon Belanger reviewed the revised site plan with the Planning Board. Mr. Patten reviewed the site plan and was in agreement with the plan changes and notes.

1 The Planning Board reviewed the Conditional Use Permit Findings of Fact & Decisions. The
2 document is 10 pages and outlines the Zoning Ordinance requirements applicable to this
3 business.

4
5 The Planning Board reviewed the following standards and found them to be satisfactorily
6 addressed: General, Access to Lots, Air Emissions, Buffer Areas, Explosive Materials, Glare,
7 Landscaping, Noise, Off-street parking, Refuse Disposal, Road Construction, Sanitary
8 Provisions, Signs, Stormwater Runoff, Erosion and Sedimentation Control, Setbacks and
9 Screening, Water Quality, Traffic, Flood Protection, Soil Suitability, Subsurface Sewage
10 Disposal and Other Sewage Disposal Systems.

11
12 Application procedures and Factors Applicable to Conditional Use Permits were reviewed.
13
14

15 MOTION

16 Darren Adams made a motion to approve and sign the Site Plan and Conditional Use Permit
17 Findings of Fact & Decisions. Justin Lord seconded that Motion. All voted in favor.
18
19

20 II. DONILON AUTO REPAIR – Nicholas and Tracy Donilon, owners/applicants. Conditional 21 Use Permit Application seeking approval to operate an Auto Repair Garage. Property is 22 located off of 26 Rumery Road and is within the Mixed Use District. Tax Map 2, Lot 12- 23 D-2. **Report Site Walk Results** 24

25 Nick Donilon was present.

26
27 Shannon Belanger and Justin Lord reported the site walk results from the June 17th site walk.
28 Shannon Belanger reviewed the memo prepared.
29

30 The existing garage on the property has 1 bay and another bay is proposed, approximately 16'
31 wide. The garage was granted a variance by the ZBA due to not meeting setback requirements.
32 Jim Roberts, CEO, clarified that the variance was not for the garage but was for the house.
33

34 Nick believes the proposed addition on the garage would meet setbacks. The garage has no
35 water or sewer hookup, only power.
36

37 The property has a nice 6' tall solid fence along the boundary where cars would be parking.
38 Other existing evergreen trees and plantings are along the property boundaries.
39

40 A large area of exposed soil for a detention pond was observed. The owner has experienced a
41 lot of standing water and water flowing into his foundation. The property is part of a 1987
42 approved subdivision. This subdivision approval incorporated a 30' wide drainage easement.
43 The work being done by Mr. Donilon is to slow the water and direct it within the approved
44 drainage easement.
45

46 Justin Lord recommended the owners of Lot 3 also be involved in the drainage improvements to
47 help ensure the water gets to Rumery Road as the subdivision plan called for.
48

49 Shannon Belanger explained that Nick submitted his Conditional Use Permit Application via
50 email. Shannon can assist Nick in prepared a site plan for the next Planning Board meeting.
51

52 The next meeting was discussed and set for July 7th, 2020.

1
2 **OTHER BUSINESS**
3

- 4 **I. Linwood Acres Subdivision Amendment** – Shannon Belanger explained that BH2M
5 submitted revised plans via email to address some utility changes and building
6 enveloped changes that occurred during construction. The contractors were unable to
7 locate the underground utilities in Apple Blossom so they connected to the Route 35
8 utility pole. This amendment will be before the Board for review at the next meeting.
9

10 **II. Legal Opinion Regarding Subdivision Inquiry – Letter provided to Board of**
11 **Selectmen**
12

13 Jim Roberts, CEO, provided the Planning Board letter to the Board of Selectmen. They have
14 reviewed it and Jim will have more information at a future meeting.
15

16 **III. Next Meeting Virtual or In-Person**
17

18 The Planning Board discussed whether to hold the July meeting virtually or in-person. The
19 Board determined that since Town Hall is now open and the Selectmen are meeting in-person,
20 the Planning Board can resume in-person meetings.
21

22 **IV. Gould Road Subdivision**
23

24 Darren asked what the status of this subdivision application was. Shannon Belanger explained
25 she provided the applicant with the Subdivision Application Form and information to prepare the
26 subdivision plan. It is in the applicant's hands to move forward with the submission.
27

28
29 **ADJOURN**
30

31 **MOTION**

32 Darren Adams made a motion to adjourn the meeting. Justin Lord seconded that Motion. All
33 voted in favor.
34

35 Meeting adjourned at 6:57 PM.
36
37

38 _____ Date: _____
39 Shannon Belanger, Chairman/ Acting Secretary
40
41

42 COPIES TO: Jim Roberts, Code Enforcement Officer; Selectmen; and Tax Assessor
43

44 THESE MINUTES MAY NOT BE TRANSCRIBED VERBATIM. SECTIONS MAY BE
45 PARAPHRASED FOR CLARITY.
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